



# 337 E. Simpson Street

Lafayette, CO



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## Office Space in Downtown Lafayette

Available Space	Size	Lease Rate
Lower Level	1,160 sq. ft.	\$967 / Month Gross
2nd Floor	1,194 sq. ft.	\$19.00 / sq. ft. NNN
Expenses / sq. ft.		\$9.49*

\*Including Utilities

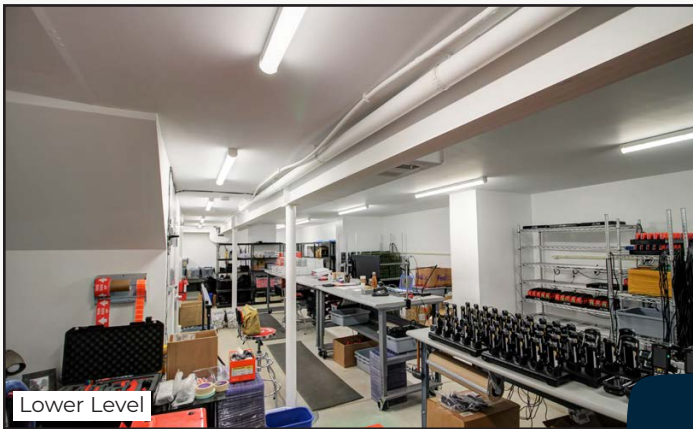
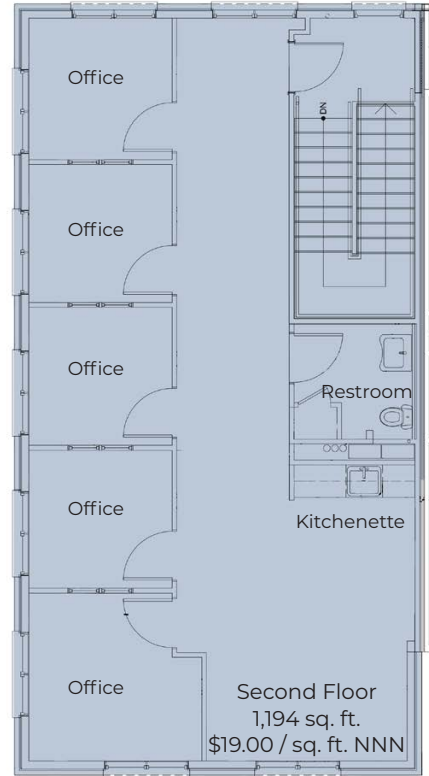
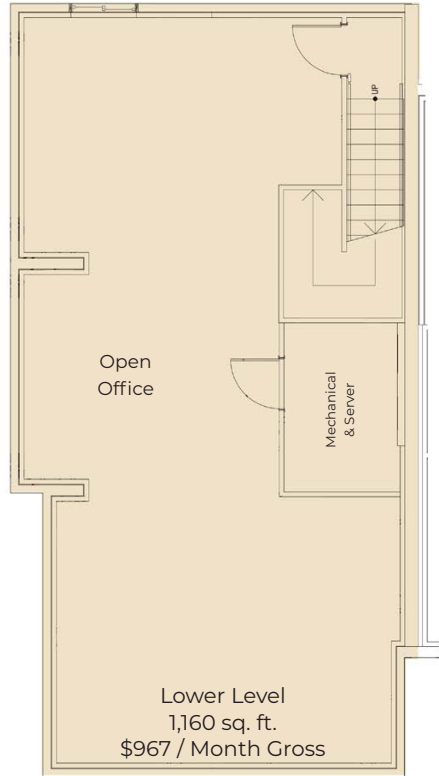
- Charming 2 Story Brick Building in Old Town Lafayette with High Ceilings, Huge Windows on 3 Sides for Abundant Natural Light, Gleaming Wood Floors, Kitchen & In-Suite Restrooms
- 2nd Floor is Highly Efficient Office Space with 5 Private Offices, Tons of Light, Kitchen Break Area & Small Open Work Area
- Lower Level May Be Leased Separately for Only \$967 / Month Gross – Great for Tech Office & Other Uses
- Close to Local Favorites Such as The Post Brewing, Odd 13 Brewing, Efrain’s Mexican Restaurant, Cannon Mine Coffee, Wow! Children’s Museum, Art Galleries & Much More

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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